

**Gateway Center**



# OFFICE SPACE FOR LEASE

15701 State Road 50, Clermont, FL 34711

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Vice President of Brokerage Services

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**For Lease: \$22.00 / NNN**

Suite 201: 2,434 SF

Suite 204: 1,695 SF

Suite 205: 1,840 SF

Suite 206: 823 SF

Max. Contiguous: 4,358 SF

Clermont ranked 2016 Best City to Live in by Orlando Business Journal

Less than 1 mile from new 328 unit apartment complex on Hwy. 50

Lake County ranked Top 10 Fastest Growing Counties in the State of Florida

Less than 4 Miles to both Florida Turnpike exits & less than 3 miles to South Lake Hospital

Co-tenancy with Centre Care Urgent Care

Direct frontage on Hwy 50 at a signalized intersection with monument signage available

Parking Ratio: 5 / 1000

## 2023 DEMOGRAPHICS



Total Population

**5 Mins**

8,622

**10 Mins**

70,925

**15 Mins**

129,548



Total Households

3,463

26,828

47,854



Median HH Income

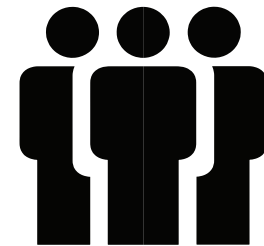
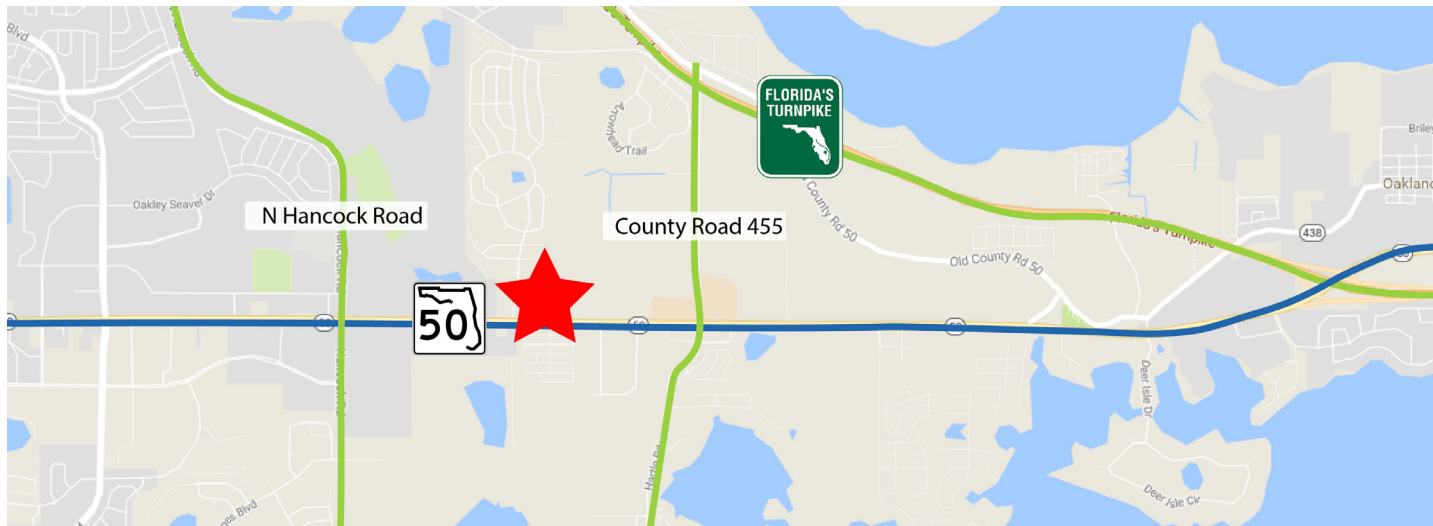
\$85,213

\$81,193

\$81,790

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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± 37,656  
EMPLOYEES WITHIN 15 MINS

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# SUITE 201



## SUITE DETAILS

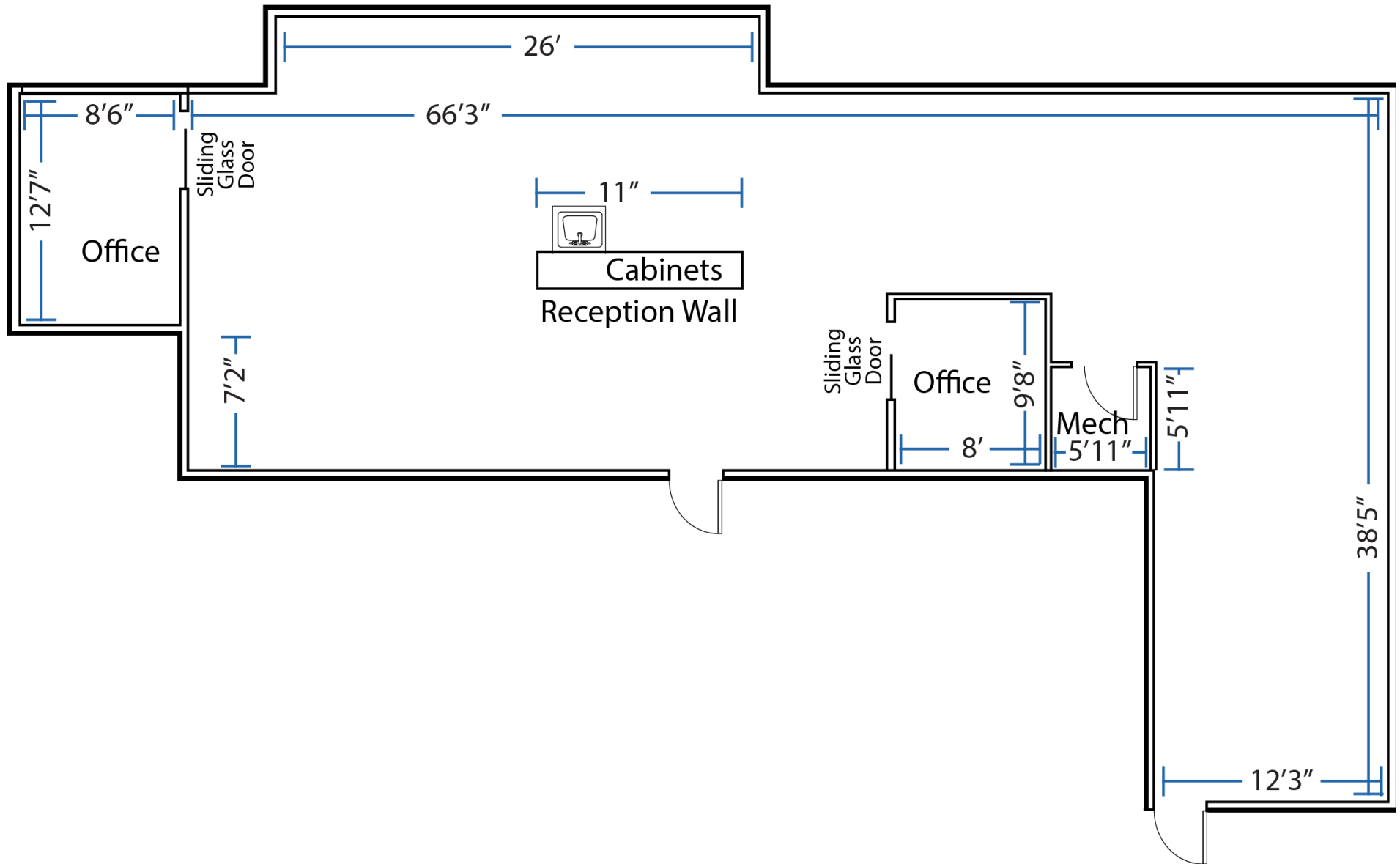
- ± 2,434 SF
- 2 Private Offices
- Large Open Workspace
- Reception Wall



AVAILABLE  
IMMEDIATELY

Suite 201: ± 2,434 SF

# SUITE 205



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# SUITE 205



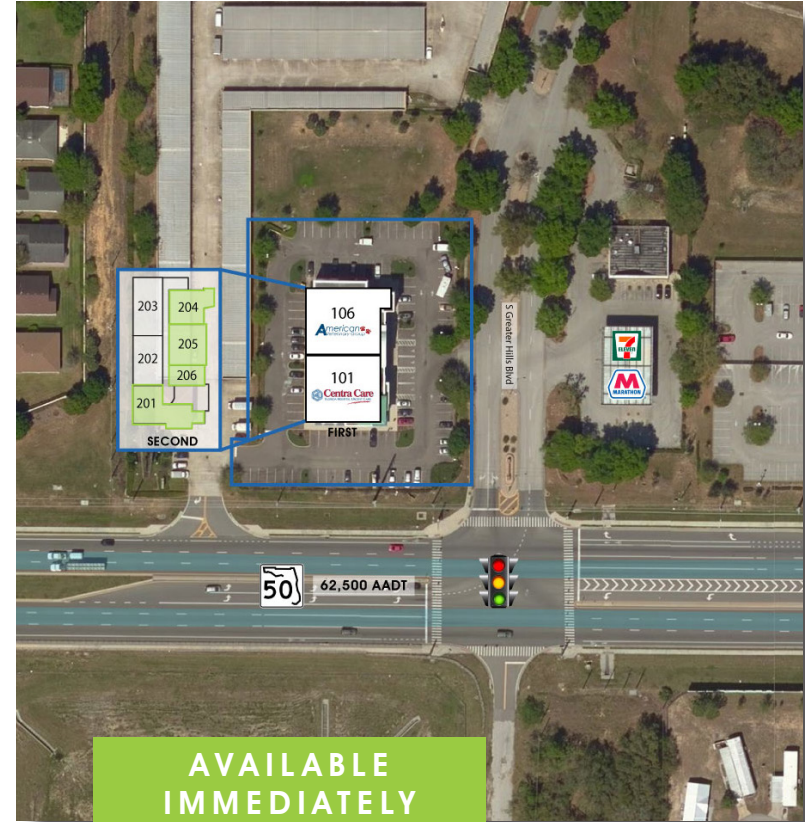
## SUITE DETAILS

± 1,840 SF

3 Private Offices

Large Open Workspace

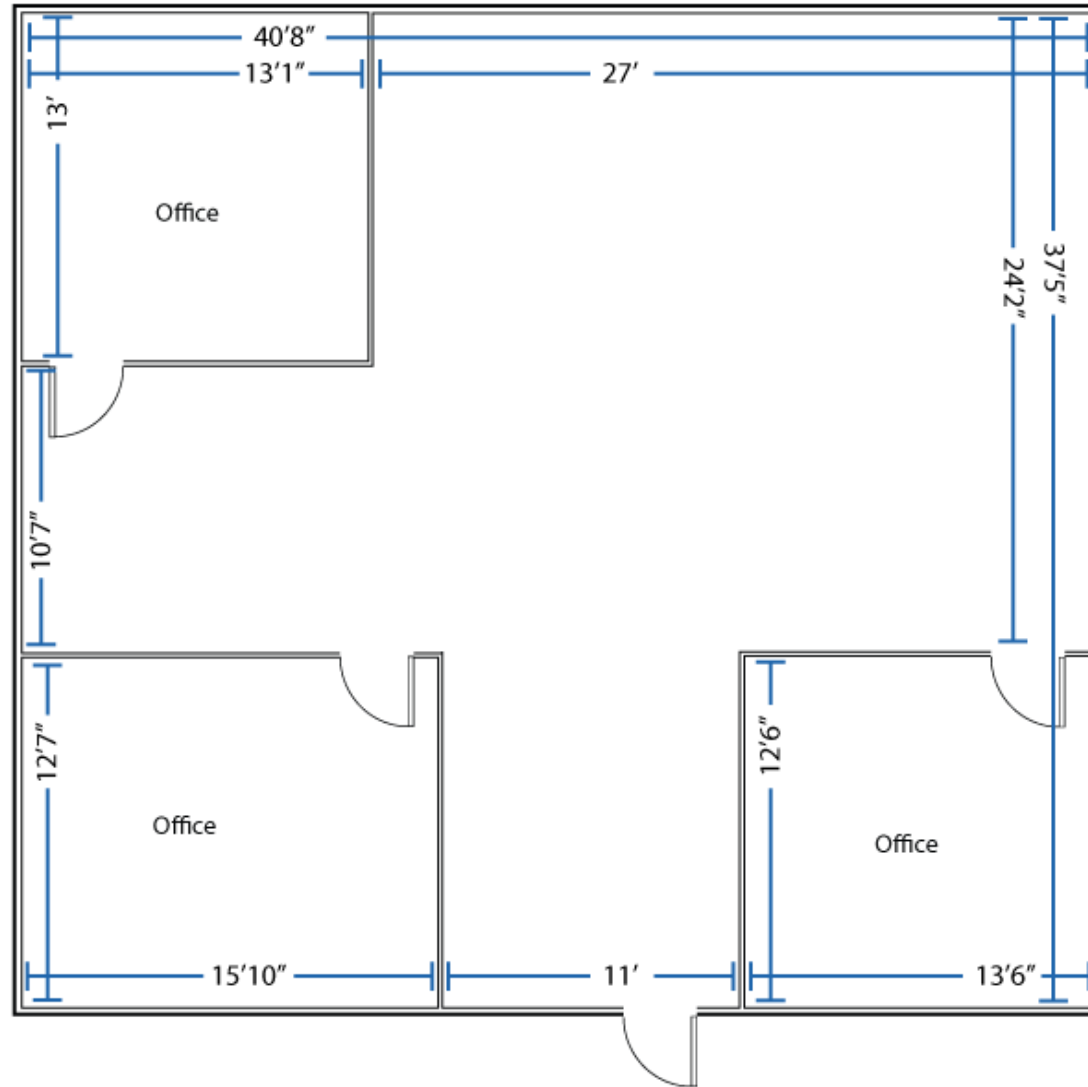
Natural Light from Large Windows



AVAILABLE  
IMMEDIATELY

Suite 205: ± 1,840 SF

# SUITE 205



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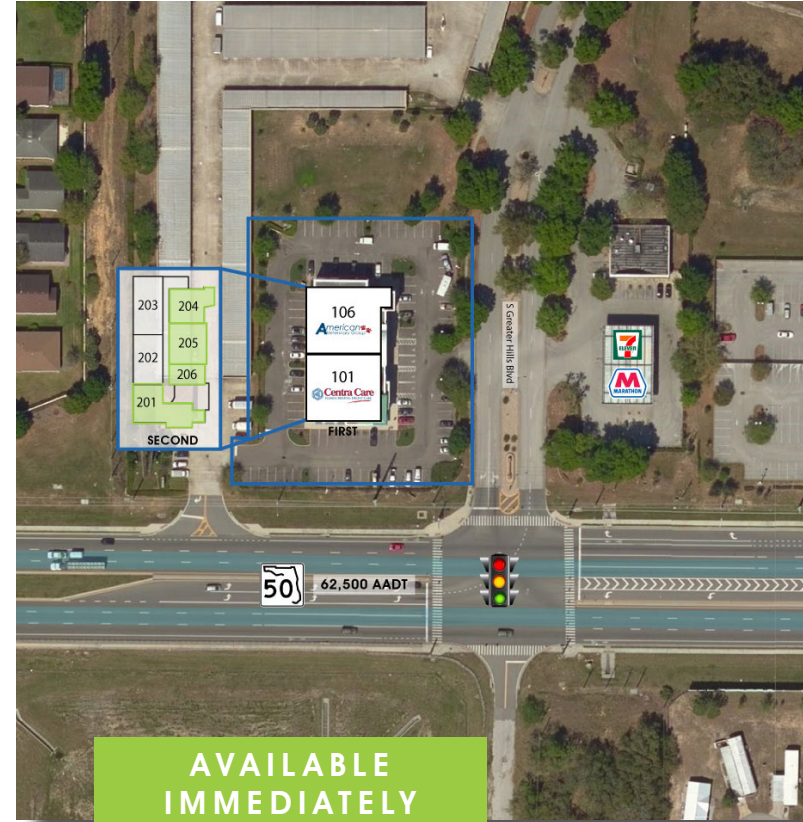
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# SUITE 206



## SUITE DETAILS

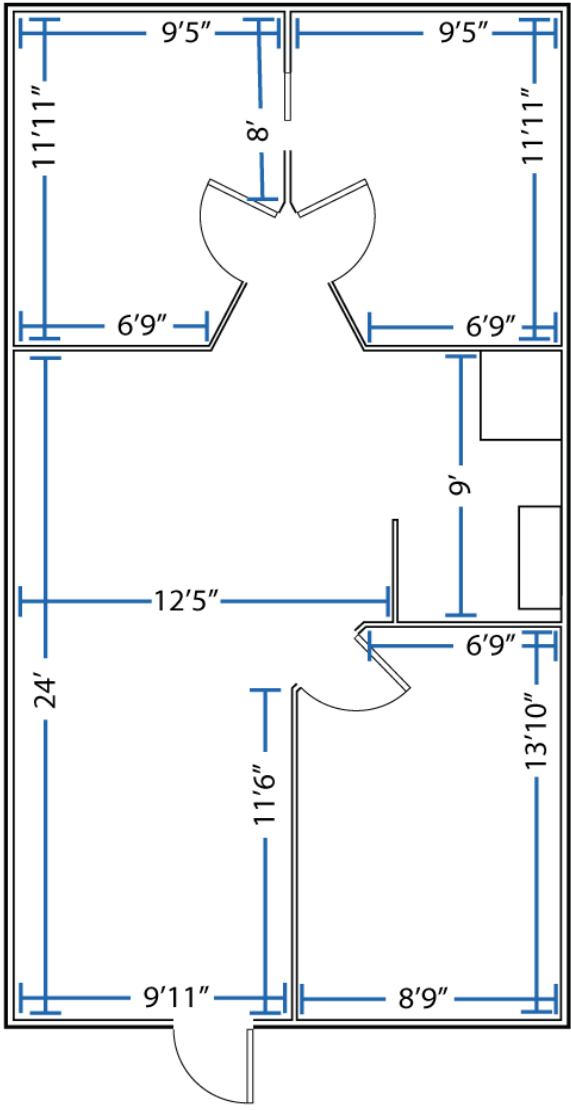
± 823 SF  
2 Private Offices  
Large Open Workspace  
Conference Room



AVAILABLE  
IMMEDIATELY

Suite 206: ± 823 SF

# SUITE 206



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